



11a Sherbrook Avenue, Nottingham, NG5 6AN

Price Guide £160,000

- Spacious Two Bedroom Semi Detached House
- Two Double Bedrooms
- Cul-De-Sac
- No Upward Chain
- Lounge and Kitchen/Diner
- First Floor Bathroom
- Rear Garden
- GUIDE PRICE £160,000 - £180,000

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GUIDE PRICE £160,000 - £180,000 - Spacious Two Bedroom Semi Detached House situated on a pleasant cul-de-sac. Accommodation comprises; Lounge and Kitchen/Diner, Two Double Bedrooms and a First Floor Bathroom. Gas Heating. Good Size Rear Garden. No Upward Chain.



Council Tax Band:



#### Entrance Hall

Radiator. Stairs to the first floor. Door to the Lounge.

#### Lounge

14'5 x 15'3

Bay window to the front. Radiator. Door to the Kitchen/Diner.

#### Kitchen/Diner

14'5 x 8'1

Range of base and wall units. Radiator. Breakfast Bar. Window to the side and rear. Door to the rear. Plumber for washing machine and cooker.

#### First Floor Landing

Doors to both bedrooms and the bathroom.

#### Bedroom

14'6 x 10'9

Radiator. Window to the front. Cupboard housing the gas boiler.

#### Bedroom

11'1 x 9'11

Window to the rear. Radiator.

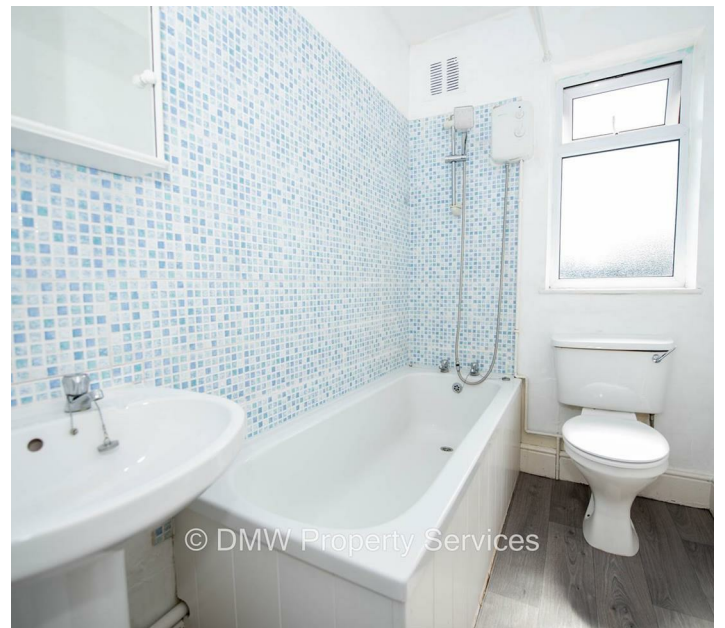
#### Bathroom

Sink unit. Low level flush toilet. Bath with electric shower over. Radiator. Window to the rear.

#### Exterior

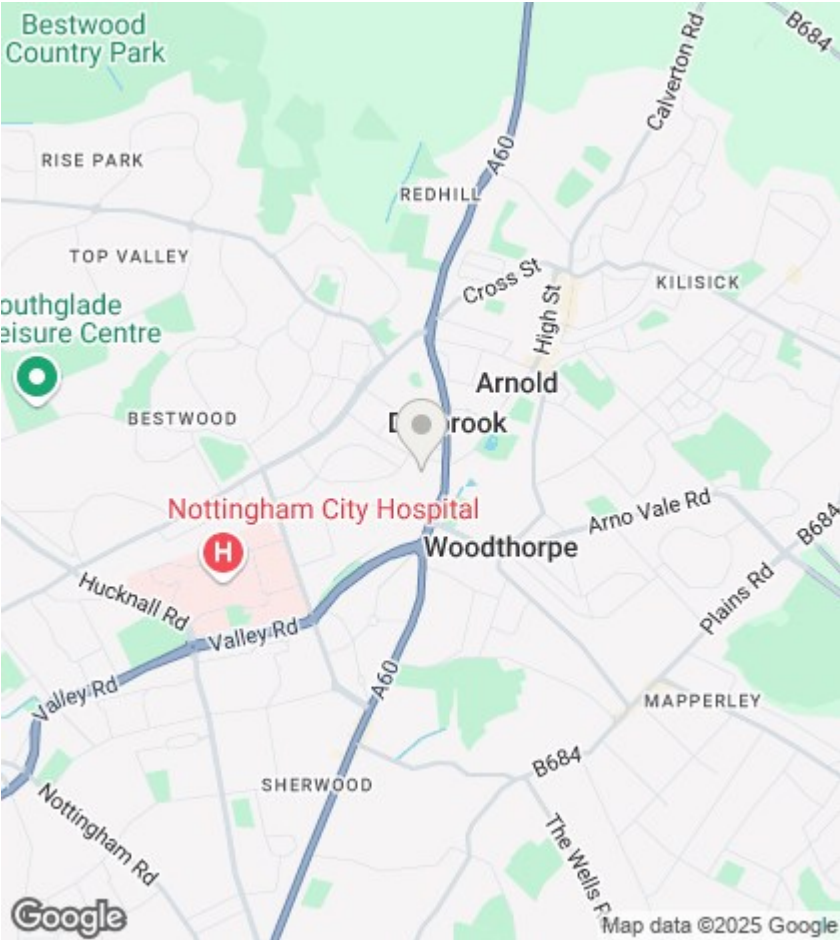
Raised deck area. Fenced borders. Parking area to the front.











Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	